



Planning and Development Services
10 N Bemiston
Clayton, Missouri 63105

HOUSING TASK FORCE

MINUTES HOUSING TASK FORCE MARCH 29, 2007

ROLL CALL:

Nicki Herrington, Chair
Joanne Boulton
Andrea Dallas Maddox
Morris Sterneck
Jack Hambene
Alex Berger III, Aldermanic Representative
Michelle Harris, Aldermanic Representative

Absent:

David Hoffman
Joan Gallagher
Mary Huebner

City Staff:

Catherine Powers, Director of Planning & Development Services
Jackie Williams, Recording Secretary

Guests:

Judy Goodman

The minutes of the January 17, 2007 meeting were approved as presented, after having been distributed to each member.

Discussion relating to the presentation of February 12, 2007 by Kris Zapalac, Historic Preservation Specialist, MO DNR, to the Board of Alderman, the Housing Task Force, City Staff and residents.

Michelle Harris presented a copy of the HiPoint/Demun application that has been approved for National Historic Preservation Status to be viewed by the Housing Task Force.

Review and discussion ensued relating to the Historic Presentation material distributed in the packet regarding the cities of Kirkwood, Webster Groves and University City.

Joanne Boulton also presented information relating to those districts that she obtained from the web sites.

Michelle Harris asked which cities have Certified Local Government.

Catherine Powers responded that the information was not available in the information that was provided, nor did it clarify it in the Ordinances.

Joanne Boulton further responded that you can have a Historic Preservation Ordinance without being a Certified Local Government. The qualifications for Certified Local Government are more stringent than having a Preservation Ordinance.

Discussion ensued regarding the differences and similarities between Kirkwood, Webster Groves and University City's adoption of Ordinances for Historic Preservation.

Joanne Boulton indicated that they could be but they don't have to be; if they are state registered districts, then they are also considered national historic districts because that is how they are recognized. You can however have a local district that is not state or nationally recognized.

Discussion then began regarding the differences between local, state and national recognition and how Certified Local Government plays a part in the designations. It was determined that the most important part of Certified Local Government is the ability to receive grant funds. However, these funds are limited usually to survey work.

Discussion turned to the review processes of demolition and construction permits in historic areas and on historic buildings and what impact it would have on the demolition or development (time constraints, materials, etc.).

Economic impact, tourism, and neighborhood appeal were also discussed in relation to historically designated areas.

Joanne Boulton stated that homes in historically designated neighborhoods tend to retain their value and asked Nicki Herrington for her validation.

Nicki Herrington stated that she could not validate that statement and added that homes in Clayton that are not in historic areas are also retaining their values. There are other factors such as school districts that have a major impact.

Jack Hambene commented on the demolition of the Mortin May house which was a Bernoudy home. Because of its condition, profit could not be made from a rehab so it was demolished. This is an example of a property that could have been preserved by a public entity.

Joanne Boulton asked if there was an importance beyond economic impact.

Discussion continued regarding whether developers and contractors would be willing to preserve buildings based on historic designation. It was also mentioned that owners want to be able to sell to a developer and do not want limitations.

The meeting then turned to discussions regarding reconvening the Historical Society and how to preserve not only the history of Clayton but also its physical structures.

Joanne Boulton stated that the specifics have to be worked out to fit our municipality.

Alex Berger responded that in order to make a business case you would have to tell residents why they would be limited to anything. There would be questions, especially in older neighborhoods, regarding limitations to what can and can not be done to their properties. It can not be one shoe fits all. It would have to be defined to the preference of each neighborhood.

Jack Hambene explained that there is enabling legislation for each neighborhood based on majority approval.

Joanne Boulton and Andrea Maddox-Dallas offered to meet with other cities to see how the program works in relation to residents, developers, contractors and code officials. The Housing Task Force was very supportive of this recommendation.

Joanne Boulton stated that neighborhoods already on the list are identified and neighborhoods wanting to be included would have to come forward themselves. The City would not recommend designation of certain neighborhoods.

Discussion regarding neighborhoods that might want be included in the registry then began.

Discussion then moved to the ability of the Historic Preservation Commission and adopting ordinances.

Joanne Boulton stated that the Zoning Ordinance should also be reviewed because many of the issues may already be addressed.

Discussion continued regarding how to approach residents to see if they are interested in Historic Preservation of their neighborhoods and how to organize feedback, creating sub-committees and discussion groups.

Discussion then turned to tax credits.

Chairman Herrington concluded the meeting and asked for public comment and additional comments from the Task Force.

Being no further comment, the next meeting of the Housing Task Force has been scheduled for April 18, 2007 at 7:00pm.

The meeting adjourned at approximately 8:03 p.m.

Recording Secretary